

**FOR
LEASE**

49th + Western Office

2201 West 49th Street, Sioux Falls, SD 57105



Office Space Inside Newly-Renovated Retail Center



SIZE

1,231 SF +/-



PRICE

\$19.00 PSF (NNN)

Estimated NNN
\$4.85 PSF



LOCATION

Excellent location at the bustling 49th & Western intersection, with close proximity to Interstate 229 Interchange.



LAYOUT

This office space offers a bright and welcoming reception area, 3 private offices, conference room, storage room, and a private restroom. Thoughtful design with transom windows throughout to bring in natural light.



TRAFFIC

Western Avenue
25,600 cars per day.

West 49th Street
11,100 cars per day.



CO-TENANCY

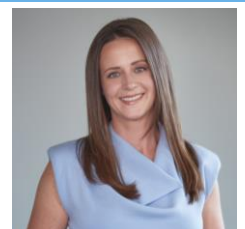
5 Star Cutz & Salon, Babe Hair Solutions, Tanning & Co., Runnings, BackYard BBQ, Vinyl Taco, Schoneman's Building Materials Center, Scheel's, JL Beers, Western Mall

Information deemed reliable but not guaranteed.



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AREA RETAIL MAP



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SITE MAP

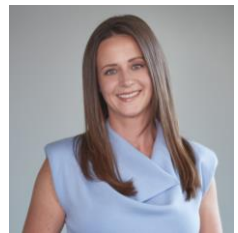


1 Site Plan



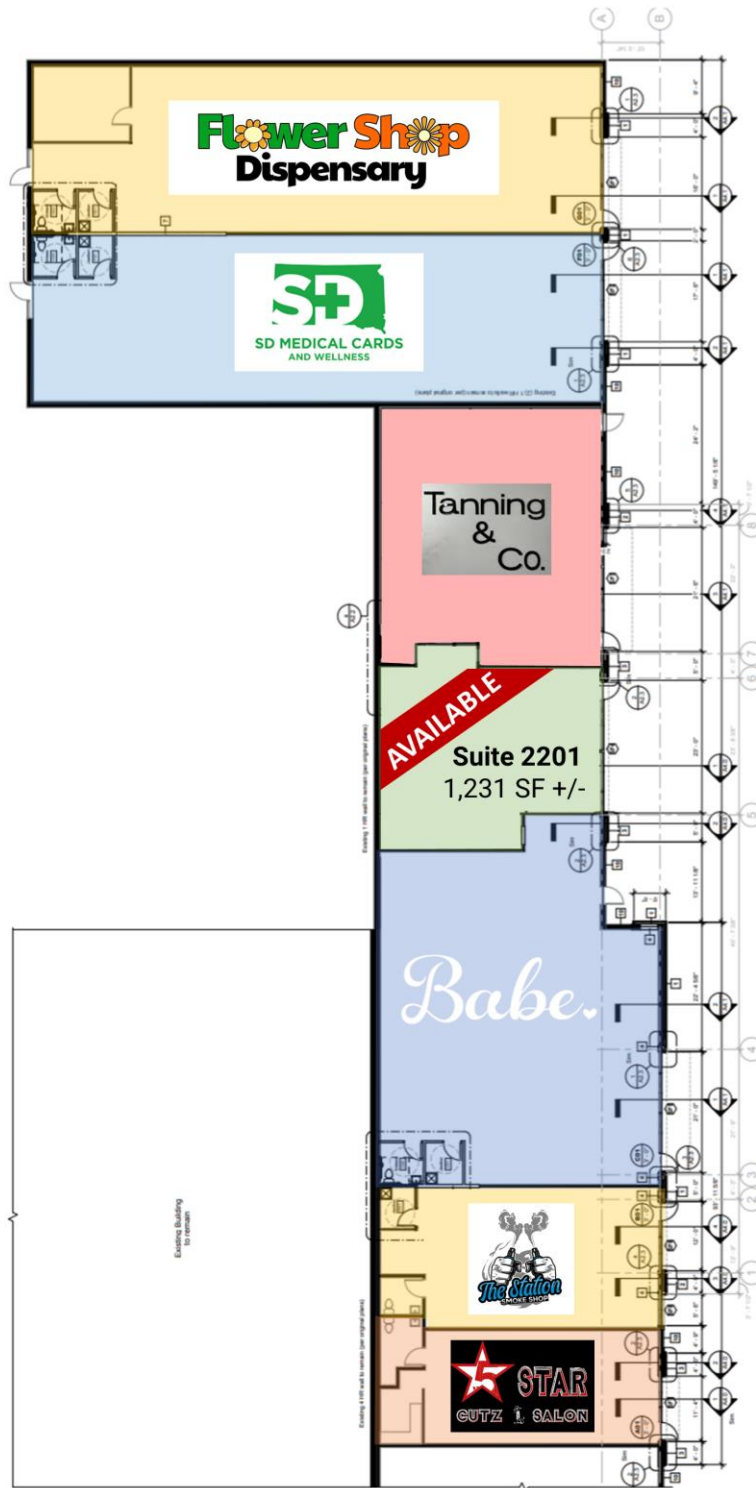
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BUILDING FLOOR PLAN



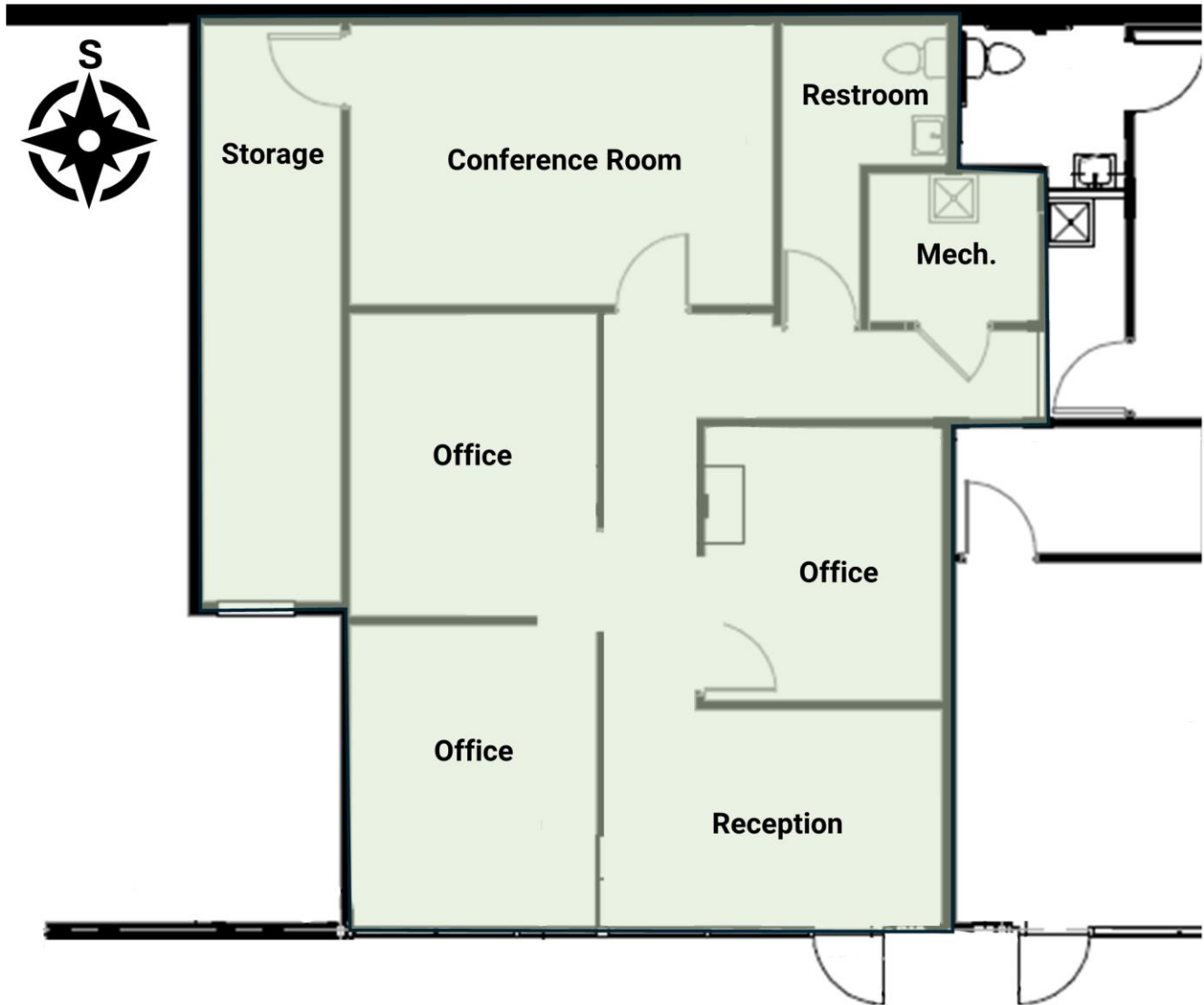
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FLOOR PLAN



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PHOTO GALLERY – STE 2203



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